063.0	0004	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,189,200	/	1,189,200
USE VALUE:	1,189,200	/	1,189,200
ASSESSED:	1,189,200	/	1,189,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STOCKER KATHLEEN/TRUSTEE
Owner 2:	27-29 RUSSELL ST TRUST
Owner 3:	
Street 1:	29 RUSSELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STOCKER HARRY P & KATHLEEN -
Owner 2:	-
Street 1:	29 RUSSELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .265 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1873, having primarily Vinyl Exterior and 4482 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11546.000	652,700		536,500	1,189,200
Total Card	0.265	652,700		536,500	1,189,200
Total Parcel	0.265	652,700		536,500	1,189,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.33 /Parcel: 265.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	652,700	0	11,546.	536,500	1,189,200		Year end	12/23/2021
2021	104	FV	616,500	0	11,546.	536,500	1,153,000		Year End Roll	12/10/2020
2020	104	FV	616,500	0	11,546.	536,500	1,153,000	1,153,000	Year End Roll	12/18/2019
2019	104	FV	559,600	0	11,546.	536,500	1,096,100	1,096,100	Year End Roll	1/3/2019
2018	104	FV	559,600	0	11,546.	360,200	919,800	919,800	Year End Roll	12/20/2017
2017	104	FV	522,900	0	11,546.	344,900	867,800	867,800	Year End Roll	1/3/2017
2016	104	FV	522,900	0	11,546.	314,200	837,100	837,100	Year End	1/4/2016
2015	104	FV	430,900	0	11,546.	252,900	683,800	683,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOCKER HARRY P	51194-572		5/20/2008	Family	1	No	No		
	11889-73		9/14/1970		31,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2004	1178	Manual	10,000			G6	GR FY06	REMOVE SIDING PUT
3/22/2002	164	Porch	2,000	C				REPLACE FRONT PORC
3/5/1998	108	Re-Roof	5,750					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
5/15/2009	Info At Door	372	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11546		Sq. Ft.	Site		0	70.	0.66	11									536,464						536,500	

USER DEFINED

Prior Id # 1:	40967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 40967
GIS Ref:
GIS Ref:
Insp Date: 11/12/18
!5516!

PRINT: Date 12/30/21 Time 02:19:50

LAST REV: Date 04/16/19 Time 14:42:02 apro

PAT ACCT.: 5516

Patriot Properties Inc.

Total AC/HA:	0.26506	Total SF/SM:	11546	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	536,464	Spl Credit		Total:	536,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1873	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.88427043
Const Adj.:	0.99742496
Adj $ / SQ:	132.299
Other Features:	132500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	886781
Depreciation:	234110
Depreciated Total:	652671

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

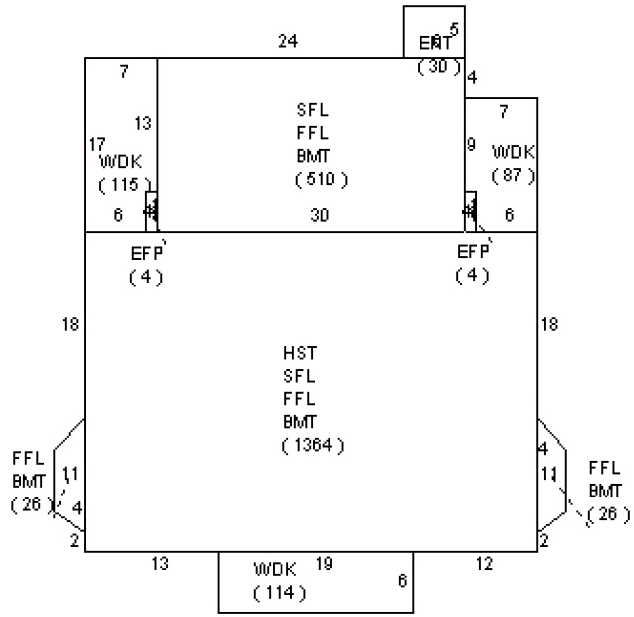
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	145.53
Special Features:	0	Val/Su Net:	96.52
Final Total:	652700	Val/Su SzAd	145.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,926	39.690	76,442
FFL	First Floor	1,926	132.300	254,808
SFL	Second Floor	1,874	132.300	247,928
HST	Half Story	682	132.300	90,228
WDK	Deck	316	9.140	2,889
ENT	ENTRY	30	26.330	790
EFP	Enclos Porch	8	72.410	579
	Net Sketched Area:	6,762	Total:	673,664
Size Ad	4482	Gross Area	7444	FinArea 4482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	